



Howard County

Department of Planning and Zoning

Subject: Michael and Caroline Boosalis
Board of Appeals Case No. BA-16-035V

To: Michele LeFaivre
Hearing Examiner

From: Geoff Goins, Division Chief
Division of Public Service
and Zoning Administration



Date: January 19, 2017

This is a petition for a variance from Section 105.0.E.4.b.(1) of the Zoning Regulations to reduce the required 75 foot principal structure setback from a collector public street right-of-way to 32 feet for a single-family detached dwelling. The subject property is located on the west side of Hall Shop Road approximately 1,450 feet northeast of Simpson Road. This property is identified as Tax Map 41, Grid 1, Parcel 212, and the address is 12090 Hall Shop Road (the "Property"). The Property is located in an RR-DEO zoning district, and it is 0.9914 acre in area.

All adjacent properties are also zoned RR-DEO. The property to the north is Parcel 211, which is improved with a single-family detached dwelling fronting on Hall Shop Road. To the east, across Hall Shop Road, is Lot 8 of the Ashleigh Greene Section 1 subdivision which is improved with a single-family detached dwelling fronting on Westcott Place. The properties to the south are Parcel 131, which is improved with a single-family detached dwelling fronting on Hall Shop Road, and Parcel 483, which is an Environmental Preservation Parcel. The dwelling on Parcel 131 was constructed in the 1920s and is legally noncomplying to the setback from Hall Shop Road. To the west, the property is Parcel 210, which is unimproved. An aerial photograph of the vicinity is attached. The photograph is in landscape orientation and the view is from the south looking to the north, with the Property centered.

The Division of Public Service and Zoning Administration has no comments on this petition. I am transmitting copies of the responses to the request for comments from the reviewing agencies. Responses are attached from the following agencies:

1. Development Engineering Division
2. Department of Inspections, Licenses and Permits
3. Department of Recreation & Parks
4. Department of Fire and Rescue Services



12080

12090

HALL SHOP RD



Howard County

Department of Planning and Zoning

Subject: Board of Appeals Case No: BA-16-035v
Applicant: Michael & Caroline Boosalis
Petition: A variance to reduce the setback for a principal structure from a collector street right-of-way from 75' to 32'.

To: Division of Public Service and Zoning Administration
Department of Planning and Zoning

From: Development Engineering Division
Department of Planning and Zoning

Date: December 1, 2016

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria including APFO requirements and stormwater management.

If you have any questions concerning this matter please contact me at extension 2420.



Chad Edmondson, P.E.

Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works
Philip M. Thompson, Engineer, Development Engineering Division
Tom Butler, Chief, Bureau of Engineering, Department of Public Works
Reading File

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JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: December 1, 2016

Hearing Examiner 01/30/17

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-16-035 V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Michael & Caroline Boosalis _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by January 9, 2017 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

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NOV 30 2016
DEVELOPMENT REVIEW DIVISION

To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
Bureau of Environmental Health
Development Engineering Division
☒ Department of Inspections, Licenses and Permits
Department of Recreation and Parks
Department of Fire and Rescue Services
State Highway Administration
Sgt. Karen Shinham, Howard County Police Dept.
James Irvin, Department of Public Works
Office on Aging, Terri Hansen (senior assisted living)
Police Dept., Animal Control, Deborah Baracco, (kennels)
Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
Land Development - (Religious Facility & Age-Restricted Adult Housing)
Housing and Community Development
Resource Conservation Division – Beth Burgess
Route 1 Cases – DCCP – Kristen O'Connor
Telecommunication Towers – (Comm. Dept.)
Division of Transportation – Dave Cookson

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JAN 11 2017

COMMENTS: No Comment

[Signature] 1.9.17
SIGNATURE

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: December 1, 2016

Hearing Examiner 01/30/17

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_____ Development Engineering Division
_____ Department of Inspections, Licenses and Permits
_____ Department of Recreation and Parks
_____ Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted
Adult Housing)
_____ Housing and Community Development
_____ Resource Conservation Division – Beth Burgess
_____ Route 1 Cases – DCCP – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS:

NO COMMENTS.

Paul Walsh
SIGNATURE

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: December 1, 2016

Hearing Examiner 01/30/17
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COMMENTS: None



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